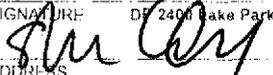


<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT No. 6</p>	<p>DATE 9/16/10</p>												
<p>TO LEASE NO. GS-04B-47132</p>														
<p>ADDRESS OF PREMISES: 2400 Lake Park Drive, Smyrna, GA 30080-8982</p>														
<p>THIS AGREEMENT, made and entered into this date by and between DP 2400 Lake Park, LLC whose address is: 14 Cliffwood Avenue Suite 200 Matawan, NJ 07747-3932 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 6, 2010 to establish the final occupancy date as July 6, 2010 and revise the rent schedule established in Supplemental Lease Agreement 1 dated 2/8/10 to reflect the July 6, 2010 occupancy date and reduce the rent to reflect the amount of T/1 used to construct the premises (established in Supplemental Lease Agreement 5 as \$442,914.00) per Solicitation For Offers 6GA0184 Paragraph 3.3.1. Paragraphs 2, 5 and 8 of Supplemental Lease Agreement 1 dated 2/8/10 are hereby deleted in their entirety and the following is substituted therefore.</p>														
<p>"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the ten (10) years, five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth. The Lessor shall deliver the premises to the Government substantially complete no later than forty-five (45) working days subsequent to the Government's approval of design intent drawings.</p> <p>The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:</p> <table border="1"> <thead> <tr> <th><u>TERM</u></th> <th><u>ANNUAL RENT</u></th> <th><u>PRSF RATE</u></th> <th><u>MONTHLY RATE</u></th> </tr> </thead> <tbody> <tr> <td>07/06/10 – 07/05/15</td> <td>\$324,179.68</td> <td>\$20.68</td> <td>\$27,014.973</td> </tr> <tr> <td>07/06/15 – 07/05/20</td> <td>\$266,492.00</td> <td>\$17.00</td> <td>\$22,207.67</td> </tr> </tbody> </table> <p>The above annual rent is inclusive of the annual operating rental rate but does not include potential CPI adjustments described in Solicitation For Offers 6GA0184 paragraph 4.3, <i>Operating Costs</i>."</p> <p>Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.</p> <p align="center">Continued on Page 2 (of 2)</p>			<u>TERM</u>	<u>ANNUAL RENT</u>	<u>PRSF RATE</u>	<u>MONTHLY RATE</u>	07/06/10 – 07/05/15	\$324,179.68	\$20.68	\$27,014.973	07/06/15 – 07/05/20	\$266,492.00	\$17.00	\$22,207.67
<u>TERM</u>	<u>ANNUAL RENT</u>	<u>PRSF RATE</u>	<u>MONTHLY RATE</u>											
07/06/10 – 07/05/15	\$324,179.68	\$20.68	\$27,014.973											
07/06/15 – 07/05/20	\$266,492.00	\$17.00	\$22,207.67											
<p>All other terms and conditions of the lease shall remain in force and effect.</p>														
<p align="center">LESSOR</p>														
<p>SIGNATURE:  DP 2400 Lake Park, LLC</p>	<p>NAME OF SIGNER: Stephen Cassidy</p>													
<p>ADDRESS: 14 CLIFFWOOD AVE, STE 200, MATAWAN NJ 07747 IN THE PRESENCE OF (SIGNATURE)</p>	<p>NAME OF SIGNER</p>													
<p align="center">UNITED STATES OF AMERICA</p>														
<p>SIGNATURE: </p>	<p>NAME OF SIGNER: Darnell Chavis OFFICIAL TITLE OF SIGNER: CONTRACTING OFFICER</p>													

"5. The Government may terminate this lease in whole or in part at any time after the 07/05/2015 by giving at least thirty (30) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

"8. The rental set forth in Paragraph 2 of this Lease Agreement is based upon the Lessor providing a tenant improvement allowance of \$442,914.00 to be amortized through the rent over the firm term of the Lease (60 months) at the rate of 6.0%. In accordance with Solicitation for Offers 6GA0184 paragraph 3.3, *Tenant Improvements Rental Adjustment*, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly."

INITIALS:



LESSOR



GOV'T